

BK 0346 PG 0529

WARRANTY DEED

This deed of conveyance this day made by the undersigned, JACK E. RHINES, JR. AND WIFE, GWEN L. RHINES, hereinafter referred to as the GRANTORS, and JOHN D. HARDY AND WIFE, SUSAN K. HARDY, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 45, Foxwood Plantation Subdivision located in Section 4, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 30, Pages 12-15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies,



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conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show and to the restrictive covenants of record in Plat Book 30, Pages 12-15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1999 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.


Possession shall be given upon delivery of this deed.

Witness the signature of the GRANTORS on this the 26th day of January, 1999.

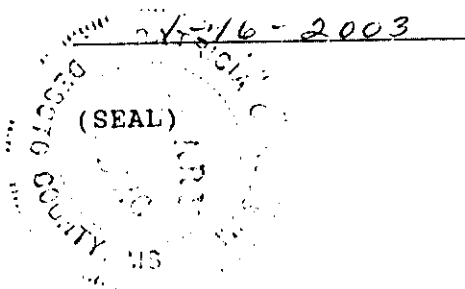

JACK E. RHINES, JR.

GWEN L. RHINES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 26th day of January, 1999, within my jurisdiction, the within named Jack E. Rhines, Jr. and Gwen L. Rhines, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:



BK0346PG0531

GRANTORS' ADDRESS:
390 Foxwood Circle E.
Hernando, MS 38632
Home Tel. No.: 601-429-2012
Work Tel. No.: 601-429-1857

GRANTEES' ADDRESS:
190 Getwell Road
Hernando, MS 38632
Home Tel. No.: 601-429-3504
Work Tel. No.: 601-563-5611

Prepared by:
Law Offices of A. Cinclair May
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Indexing Instructions: